

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DAVIS AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	1
Owner 1:	MODRZYNSKI BARTOSZ J & NATALIA			
Owner 2:				
Owner 3:				
Street 1:	16-18 DAVIS AVE #1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	MODRZYNSKI BARTOSZ J -		
Owner 2:	-		
Street 1:	16-18 DAVIS AVE #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Clapboard Exterior and 1515 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7013																

Type:	99 - Condo Conv			
Sty Ht:	2A - 2 Sty +Attic			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrckorStone			
Frame:	1 - Wood			
Prime Wall:	2 - Clapboard			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	WHITE			
View / Desir:	N - NONE			

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

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GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1910
Alt LUC:	
Jurisdic	G6
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	55 - 7013

RESIDENTIAL GRID																	
1st Res Grid		Desc: Line 1										# Units: 1					
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Other																	
Upper																	
Lvl 2																	
Lvl 1																	
Lower																	
Totals				RM's: 6				BR's: 3				Baths: 1					HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.34306931
Const Adj.:	0.99989998
Adj \$ / SQ:	396.166
Other Features:	89250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758385
Depreciation:	81906
Depreciated Total:	676480

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	435.78	
Special Features:	0	Val/Su Net:	446.53	
Final Total:	676500	Val/Su SzAd	446.53	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,515	396.170	600,19	
Net Sketched Area:		1,515	Total:	600,19	
Size Ad	1515	Gross Are	1515	FinArea	1515

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

